



DISTRICT 4 PLAN IMPLEMENTATION COMMITTEE MEETING

MONDAY, March 23, 2015 -- 4:30 P.M.

Room 3039, Third Floor, Fresno City Hall 2600 Fresno Street, Fresno, CA 93721-3604

AGENDA

1. ROLL CALL

2. APPROVAL OF AGENDA AND MINUTES

- a. Agenda for March 23, 2015
- b. Minutes for February 9, 2015

3. PROJECT REVIEW – CONTINUED ITEMS

- a. Site Plan Review Application No. S-14-079** was filed by Alfonso Manrique of AM Properties and pertains to ± 0.37 acre of property located on the southeast corner of North Sharon and East Gettysburg Avenues, west of North Cedar Avenue. The applicant proposes the construction of 2 fourplex residential structures that will be two stories in height, for a total of 8 multiple family residential dwelling units (each unit is proposed to have 2 bedrooms and 2 bathrooms). The property is zoned R-3 (*Medium Density Multiple Family Residential*).

APN: 428-340-09 ZONING: R-3 ADDRESS: 4114 E. Gettysburg Ave.

- b. Conditional Use Permit Application No. C-15-004** was filed by Richard Walbridge of Don Pickett & Associates, Inc., on behalf of Steve Clark, and pertains to ± 0.76 acre of property located on the east side of North Clovis Avenue between East McKinley and East Clinton Avenues. The applicant proposes the construction of a 4,956 square-foot steel-framed building with stucco and metal façade on the northeast portion of the site with an open auto sales display area to the west. The property is zoned M-1 (*Light Manufacturing*).

APN: 496-230-02 ZONING: M-1 ADDRESS: 2330 N. Clovis Ave.

4. PROJECT REVIEW – NEW ITEMS

- a. Site Plan Review Application No. S-15-032** was filed as a major revised exhibit by Dan DeMera on behalf of Carlulu LLC, and pertains to ± 1.05 acres of property located on the north side of East Hedges between North Minnewawa and North Clovis Avenues. The applicant proposes the construction of an 8,500 square-foot steel building addition to an existing warehouse. The property is zoned M-1 (*Light Manufacturing*).

APN: 455-221-19s ZONING: M-1 ADDRESS: 5499 E. Hedges Ave.

- b. Conditional Use Permit Application No. C-15-032** was filed by James S. Sanders of Paynter Realty & Investments, on behalf of Target Corporation, and pertains to a ± 1.74 acre portion of a 14.48-acre site located on the east side of North Blackstone Avenue just south of East Bullard Avenue. The applicant proposes the construction of a $\pm 9,200$ square-foot multi-use building and a $\pm 3,500$ to 6,800 square-foot single/multi-use building

with drive through service window in the existing parking west of the Target store. The property is zoned C-6 (*Heavy Commercial*).

APN: 418-050-66 (portion) ZONING: C-6 ADDRESS: 5740 N. Blackstone Ave.

5. COMMITTEE COMMENTS

6. PUBLIC COMMENTS

7. UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

8. ADJOURNMENT